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INTER-DEPARTMENTAL CORRESPONDENCE

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October 23, 2000

TO: Lateef Sholebo, Project Coordinator
Department of City Planning
221 N. Figueroa St., Room 1500

FROM: Fire Department

SUBJECT: EIR #98-0168-PA-ZC-GPA-TT, (MISSION HILL TENTATIVE TRACT #52539, SCH #99091090, 15065 MISSION HILLS ROAD, LOS ANGELES

PROJECT DESCRIPTION

Tentative Tract No. 52539 consists of a 116 lot single-family residential subdivision on a 28.76 acre site at 15065 Mission Hills Road in the Mission Hills community of the City of Los Angeles. The proposed project includes the construction of 113 new single-family units. Two existing single-family units and the YMCA childcare facility would remain on the site on proposed Lot Nos. 93, 115, and 116, respectively. Two existing single-family homes and one small shed would be demolished in order to construct the proposed project. The proposed project will also require the reconfiguration of an existing hospital staff parking lot and the rear northerly retaining wall of the YMCA facility to accommodate the project's primary and secondary (emergency) access. In addition to approval of TT No. 52539, the applicant is also requesting a General Plan Amendment for the project site from a "Residential-Very Low" to a "Residential-Low" land use designation, as well as a zone change.

The following comments are furnished in response to your request for this Department to review the proposed development:

A. Fire Flow

The adequacy of fire protection for a given area is based on required fire-flow, response distance from existing fire stations, and this Department's judgment for needs in the area. In general, the required fire-flow is closely related to land use. The quantity of water necessary for fire protection varies with the type of development, life hazard, occupancy, and the degree of fire hazard.

Fire-flow requirements vary from 2,000 gallons per minute (G.P.M.) in Los Density Residential areas to 12,000 G.P.M. in high-density commercial or industrial areas. A minimum residual water pressure of 20 pounds per square inch (P.S.I.) is to remain in the water system, with the required gallons per minute flowing. The required fire-flow for this project has been set at 4,000 G.P.M. from 4 fire hydrants flowing simultaneously.

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Adequate off-site public and on-site private fire hydrants may be required. Their number and location to be determined after the Fire Department's review of the plot plan.

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B. Firefighting Access, Apparatus, and Personnel.

Based on these criteria (response distance from existing fire stations), fire protection would be considered adequate.

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At least two different ingress/egress roads for each area, which will accommodate major fire apparatus and provide for major evacuation during emergency situations, shall be required.

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Private development shall conform to the standard street dimensions shown on Department of Public Works Standard Plan D-22549.

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During demolition, the Fire Department access will remain clear and unobstructed.

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The width of private roadways for general access use and fire lanes shall not be less than 20 feet clear to the sky.

8

Fire lanes, where required and dead ending streets shall terminate in a cul-de-sac or other approved turning area. No dead ending street or fire lane shall be greater than 700 feet in length or secondary access shall be required.

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Fire lane width shall not be less than 20 feet. When a fire lane must accommodate the operation of Fire Department aerial ladder apparatus or where fire hydrants are installed, those portions shall not be less than 28 feet in width.

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CONCLUSION

The proposed project shall comply with all applicable State and local codes and ordinances, and the guidelines found in the Fire Protection and Fire Prevention Plan, as well as the Safety Plan, both of which are elements of the General Plan of the City of Los Angeles C.P.C. 19708).

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Submit plot plans to the Fire Department for review and approval.

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For additional information, please contact Inspector Kevin Hamilton of the Construction Services Unit at (213) 485-5964.

WILLIAM R. BAMATTRE
Fire Chief



Richard A. Warford, Assistant Fire Marshal
Bureau of Fire Prevention and Public Safety

RAW:KH:gm
C:hydrant unit/EIR 15065 Mission Hills Rd